



Unit 1 Gosling Croft Business Park
Long Furlong
Clapham
Worthing
West Sussex BN13 3UT

Our ref:

Date: 12th February 2021

Proposed New Detached Dwelling To replace

10 South Drive, Ferring, West Sussex

Flood Risk Assessment

Introduction

This assessment has been prepared in support of the planning application for a new 2-storey dwelling to replace the existing bungalow at 10 South Drive, Ferring.

Application Site

The existing property is a detached 3-bed bungalow situated on the north side of South Drive. The dwelling has a large hardstanding area to the front and a garage to the rear.

The site is shown to lie within flood zone 3, on the Environment Agency's current flood map. This represents current flood zoning and does not allow for climate change or general sea level rise.

The Proposal

The proposed development includes the demolition of the existing bungalow and a new build 2-storey dwelling. The new dwelling will be mainly on the same footprint of the existing dwelling and the same design is will be used as per the approved planning application - FG/121/20/HH. An FRA was submitted as part of this application and approved

It is proposed to retain the existing floor height of the existing dwelling. The new garage to the front will be 150mm lower than the main dwelling.

Flood Risk

It is noted that many houses in this flood area have been extended, re-modelled or have been re-built.

The proposal to the front of house (South) will be a garage with a new bedroom above at first floor level. The floor area of the new house will remain the same with a 2m extended part to the rear. The ground floor works will increase the habitable floor area by only 30m² which is not considered to be major works and will have minimal impact to the site and surrounding area. The existing garage to the rear will be demolished and therefore the new garage to the front will replace the existing garage. The proposals will not increase any existing flood risk to the existing building or create any additional flood risk to any adjacent buildings or the surrounding area. Although the proposal includes an increase in the floor area of the building, the proposals will not intensify the use. The new dwelling will be constructed with flood resilient materials, with a suspended beam and block ground floor and masonry walls. All electrical sockets and meters shall be positioned at a higher level.

It is therefore considered that the proposed works will have minimal impact and will not provide any future flood risks.

The map below indicates the Flood Zone 3

